

**MINUTES
NORTH LEBANON TOWNSHIP
PLANNING COMMISSION
APRIL 8, 2013**

The regularly scheduled Planning Commission meeting of North Lebanon Township was held at the North Lebanon Township Municipal Building, at 725 Kimmerlings Road, Lebanon PA, at 7:00 PM. The following Commission members were present:

Darlene Martin	Chairperson
William Smeltzer	Vice –Chairperson
William Tice	Member
A. Bruce Sattazahn	Member
Charles Allwein, Sr.....	Member
Cheri F. Grumbine	TwP Manager

Also in attendance at this meeting was Mike Swank of Steckbeck Engineering and Gregory Martin, as well as some members of the public.

The Pledge of Allegiance was recited.

MEETING MINUTES

MOTION was made and seconded to approve the March 11, 2013 meeting minutes. Motion was unanimously carried.

PUBLIC COMMENTS

There were no comments this evening.

ACTIVE PLANS FOR REVIEW & RECOMMENDATION TO BOARD

There are none for this evening.

PLANS ON HOLD WITH LCPD

A.) Herb Homestead Land Development Plan

Date Submitted: 1-12-2010

Location/Zoned: Weavertown Rd/ I

There was no new information to discuss on this plan.

B.) Seneca Foods Inc

Date Submitted: 1-10-2013

Location/Zoned: Lebanon Rails Business Park

Lebanon County Planning Department provided their written acceptance of the written withdrawal received for this plan.

C.) Dale Brubaker Land Dev Plan

Date Submitted: 2/14/2013

Location/Zoned: Long Ln/Ag

This plan was received by the Commission at last month's meeting. A few neighbors were in attendance this evening with some questions. Paul Yurejefcic, a neighboring property owner had several questions for Mr. Brubaker, who was also in attendance.

Paul Yurejefcic questioned the ventilation system that will be used, the method of eliminating dead chicken, odor problems and neighboring well systems. Mr. Brubaker stated that he will answer the questions to the best of his ability.

Dale Brubaker Land Dev Plan (con't)

Brubaker asked what exactly Yurejefcic wanted to know about the ventilation. He said he was curious about the dust emissions. Brubaker said he does not think there will be any dust escaping. He will be using the standard tunnel ventilation system.

Dr Gregory Martin, of the Penn State Cooperative Extension, stated he is the poultry farm agent for most of the state and this area is one of the areas he covers. He explained about the process of using standard ventilation until the hotter time periods arrive when there will be larger fans cooling the chicken houses down. Dr Martin informed the Commission members that the Nutrient Management Plan, which has probably already been filed, would address any dust issues.

Member Martin mentioned the wells for neighboring properties. Brubaker said there is a well currently servicing the farm. A secondary well will be drilled for a backup. Dr Martin questioned Brubaker about the previous use of the farm, which was a dairy farm. The draw of water would be equal to what had been used. He continued on to explain the rain water impoundments that will be implemented for Brubaker's operation. Dr Martin said if anything Brubaker will be adding to the water table in the area rather than depleting it.

Member Smeltzer questioned Brubaker who will be designing the farm operation. Brubaker stated Red Barn Consulting is his Engineer and Farmer Boy Ag will be working with him on construction. Dr. Martin said from what he has seen this operation will be comparable to the existing operations in this area. The odor issues will be a minimum as the only time an odor might be experienced will be when the shavings from the chicken houses are completely removed, which would be about 5 times a year.

Dr. Martin questioned Brubaker about his plans for the chicken manure. Brubaker stated he will be using some of the manure but the majority will be removed from the farm. A question about a tree line being helpful to break any odors was asked. Dr. Martin said a vegetative barrier can be helpful. He told Brubaker he would be willing to work with him if he is interested in some plantings that could be done around the pond area.

The last question pertained to the removal of dead chickens. Dr Martin said a method for composting the dead poultry is commonly used. Member Sattazahn indicated a compost building is shown on the plans. Dr Martin explained the process of composting the dead birds. This method, if done correctly, will not produce any odors at all. Once the composting is completed the compost can be used to fertilize the fields.

The lane to the farm was discussed. Commission members explained the Twp requires the apron of the driveway be paved. The plan shows a width of 142' from one side to the other at street side which is longer than a truck. There should be no problem with a turning radius. Dr Martin said permeable materials are generally used for the farm lanes.

Betty Ebersole said she does not really understand how the chicken operation works. Brubaker told her he would receive peeps and be raising them until they are market age and would be used for meat, not eggs.

D.) Robert D. Yancey Subdivision Plan (lot additions)

Date Submitted: 2/27/2013

Location/Zoned: Ebenezer Rd/ C2A

This plan has been returned to Matthew & Hockley to work on some minor revisions.

RECEIVING NEW PLANS

No new plans for receiving this evening.

ITEMS FOR DISCUSSION / COMMENTS FROM COMMISSION MEMBERS**A.) MGD Tractor Proposal; Mike Swank –Steckbeck Engineering**

Mike Swank from Steckbeck Engineering explained the owners of MGD Tractor are exploring the possibility of developing a tract of land along Route 422, near Bobby Gearhart's Truck World, in order to relocate their current business. A meeting will be scheduled to discuss the entrance with PADOT. The front parcel is zoned C2A with Industrial to the rear of the parcel. The business involves the buying and selling of used/rehabbed farm and tractor equipment. It would involve a sales building and parking area for customers. To the rear of the property the used rehabbed equipment would be stored.

Member Sattazahn questioned if the storage of the equipment is a permitted use for Industrial zoning? Swank replied he had met with a Zoning officer on Friday and was given the impression that it could be acceptable. Swank was told to prepare a written proposal for use of the area and submit to Lebanon County Planning for official approval. Member Sattazahn asked if there are any plans to cover the grassy area where the equipment will be stored. He stated that during rainy spells to access the area it would become quite muddy and torn up. Michelle Grumbine, owner of the MGD Tractor explained there are various stoned driveways that lead to numbered/ lettered areas for the equipment. This helps control the amount of wear and tear on the grassy areas where the equipment is actually stored.

Member Tice asked about the equipment that is not sold. What happens to it, is it allowed to sit until it deteriorates? Michelle Grumbine replied that the stock is rotated about 8 times a year. MGD is not a salvage business. She said they are similar to Plasterer, which is down the street from this property. MGD sells used and repairable equipment as opposed to new equipment.

Member Martin agreed saying that had been one of her concerns. Another question she has is what will be done with the area that is not being used, farmed or mowed for weed control? Ms Grumbine replied that the stony driveways would be installed and the equipment would be parked in the grassy areas. There would not be any farming being done. Mowing the area around the equipment would be done to control weed growth.

Member Smeltzer asked if there is any type of visual separation being planned between the Commercial area and the Industrial area. Swank replied he does not think a barrier would be an issue and would be something that could be discussed as the planning moves forward.

B.) Regional Comprehensive Plan

Another public meeting will be scheduled for June. Once the date is determined the Commission will be notified of the date and time. Member Sattazahn questioned if the message had been relayed regarding having an operational public speaking system used for the meeting. Mgr Grumbine replied yes, the message was passed to the appropriate people.

With no further business to discuss, the meeting was unanimously adjourned.

Respectfully Submitted,

Theresa L. George
Recording Secretary